



16a The Glen
Shepherdswell, CT15 7PF
OIEO £400,000

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16a The Glen

Shepherdswell, Nr Dover

A deceptively spacious and immaculately presented semi-detached family home with an impressive en-suite principle bedroom attic conversion. Off road parking and landscaped garden. NO ONWARD CHAIN

Situation

The property is located in a sought after cul-de-sac and is close to all local amenities. The villagers of Shepherdswell are extremely proud of the friendly community, together with a good range of facilities, including a doctors' surgery, primary school, public house, shops and a wide range of recreational facilities. Being situated on the edge of the Kent Downs Area of Outstanding Natural Beauty, the area benefits from a wealth of walks, rides and cycle routes. A main line train station in Shepherdswell gives access to the nearby Channel Port of Dover and the Cathedral City of Canterbury. There is also excellent road access to the A2 Canterbury to Dover road with both offering excellent additional educational, recreational and shopping facilities, together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes.

The Property

This impeccably presented modern semi-detached house offers contemporary living and a wonderfully configured space for any growing family. With three generously sized bedrooms and a recently converted attic into a stunning principle bedroom with an en-suite bathroom, this home is a haven of comfort and style. The ground floor has a spacious and well-lit open-plan arrangement with lots of natural light. The modern kitchen and dining area is very well equipped with high-quality integrated appliances, and ample storage. The ground floor further benefits from a utility room which is accessed from the kitchen, an entrance porch, hallway, and cloakroom. There is a modern shower room on the first floor and this, together with the en-suite bathroom, has underfloor heating. The property further benefits from double glazing, gas fired central heating, and off road parking.

Outside

Nestled behind the home, is a landscaped garden that seamlessly blends a variety of established boundaries with a functional outdoor living / entertaining space. The elevated decking area provides an ideal space for outdoor dining, social gatherings, or simply unwinding. The deck's design allows for comfortable seating and is perfectly positioned to capture the best sunlight throughout the day, whilst the manicured lawn allows for some playtime fun.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

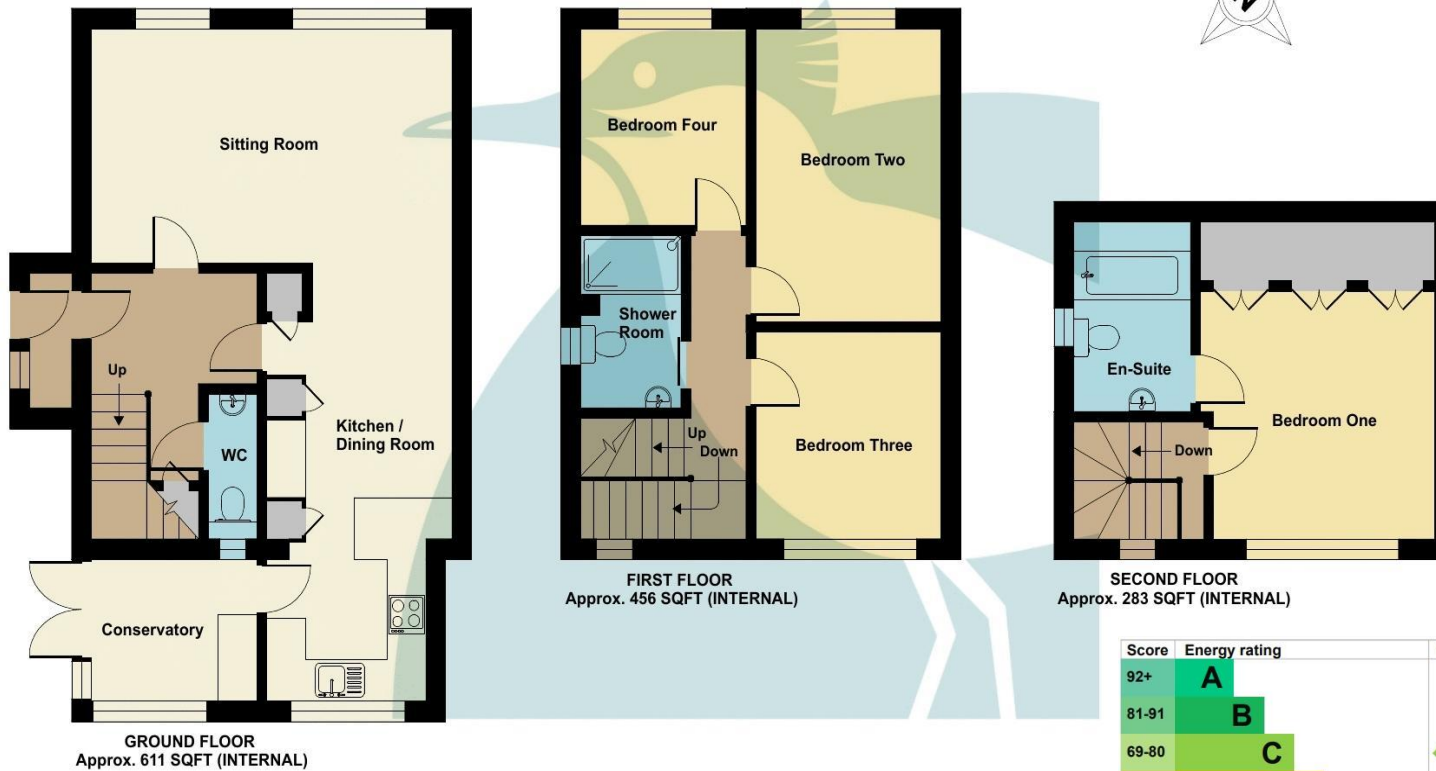




To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 1350 sq ft / 125.4 sq m (includes garage)

For identification only - Not to scale



Sitting Room

18' 5" x 11' 4" (5.61m x 3.45m)

Kitchen/Dining Room

32' 6" x 8' 2" (9.90m x 2.49m)

Conservatory

8' 7" x 6' 10" (2.61m x 2.08m)

WC

7' 0" x 2' 7" (2.13m x 0.79m)

First Floor

Bedroom Two

14' 3" x 9' 6" (4.34m x 2.89m)

Bedroom Three

10' 0" x 9' 6" (3.05m x 2.89m)

Bedroom Four

9' 6" x 8' 6" (2.89m x 2.59m)

Shower Room

8' 3" x 5' 3" (2.51m x 1.60m)

Second Floor

Bedroom One

12' 0" x 12' 0" (3.65m x 3.65m)

Ensuite

9' 8" x 5' 9" (2.94m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1043521



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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